

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 17, 2004

ITEMS No. 3 & 4

SUBJECT	Villa Contento
REQUEST	<p>Request to approve preliminary plat, site plan & elevations for a 38-townhome development on 5+/- acres.</p> <p>19-PP-2003</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• This is a new development/subdivision at the southwest corner of McDowell Road and 85th Place.• The development will comply with the McDowell Road streetscape guidelines.• The proposed infill development provides new investment along McDowell Road that is compatible with the surrounding area.
OWNER	<p>ABS Equities LLC 602-468-9888</p>
APPLICANT CONTACT	<p>Paul Rogers AEC Consultants 602-264-1427</p>
LOCATION	<p>1550 N 85th Place</p>
BACKGROUND	<p>Zoning.</p> <p>The site is zoned Multi-Family Residential District (R-5), which allows a variety of housing unit types.</p> <p>Context.</p> <p>This subdivision is proposed on an existing 5-acre vacant lot at the southwest corner of McDowell Road and 85th Place. The surrounding area is fully developed with multi-family residential development to the north, east, and south, and office development to the west. An existing drainage corridor abuts this property to the west.</p>
APPLICANT'S PROPOSAL	<p>Goal/Purpose of Request.</p> <p>This is a request for approval of a preliminary subdivision plat of 5 acres into 38 townhomes. There will be two points of access to the subdivision from 85th Place, and there will be a private internal street providing access to the individual units. The townhome units will be two stories, and each have its own lot and share common walls. The fronts of the units and the adjoining common areas will be accessible by sidewalks, and the development will also have recreational amenities that include landscaped open spaces and a pool with a ramada. Landscaping will include a variety of low-water using plant</p>

materials and landscaping along McDowell Road will be consistent with the McDowell Road streetscape guidelines.

The applicant proposes using a Spanish/Mediterranean architecture style for the buildings proposed in the development. The buildings propose using concrete roof tiles, stucco exteriors with a variety of sand and tan paint colors, and stone and brick accents.

Development information.

- *Existing Use:* Vacant
- *Parcel Size:* 5 acres
- *Number of Lots:* 38 (7.6 homes per acre)
- *Building Height:* 26 feet

IMPACT ANALYSIS

Traffic.

There will be two points of access to the subdivision from 85th Place, and there will be a private internal street providing access to the individual units. There is adequate capacity on 85th Place for this development.

Parking.

Parking will be provided for each unit in garages and parking courts along the private internal street.

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site. There are no anticipated uses as this area has been master planned for the proposed uses.

Police/Fire.

Police and fire facilities exist within three miles of this site, and no service impacts are anticipated for this infill development.

Schools.

Scottsdale Unified School District indicates there are no capacity issues because the proposal provides a density that is consistent with the existing zoning.

Open space/Scenic Corridors.

Open space will be provided within the subdivision, and along the surrounding streets and adjacent drainage channel.

Community Involvement.

This site has been posted and the surrounding neighborhoods have been notified. Other than general inquiries, there have been no comments regarding this case.

Community Impact.

The proposed infill development provides new investment along McDowell Road at a density that is consistent with the existing zoning and compatible with the surrounding area. The site design limits impacts to the surrounding roadway and the abutting wash.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

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APPROVED BY

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Report Author

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Chief Planning Officer
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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
3. Aerial Close-Up
4. Zoning Map
5. 19-PP-2003 Preliminary Plat Map
6. 90-DR-2003 Site Plan
7. 90-DR-2003 Landscape Plans (3 pgs)
8. 90-DR-2003 Elevations
9. 90-DR-2003 Floor Plans
- A. 19-PP-2003 Stipulations
- B. 19-PP-2003 Ordinance Requirements
- C. 90-DR-2003 Fire Ordinance Requirements
- D. 90-DR-2003 Stipulations/Zoning Ordinance Requirements

VILLA CONTENTO

Villa Contento, 38 two story living units, arranged in 6 units per building. The Spanish/Mediterranean flavor is exemplified by the use of muted colors, concrete roof tiles, balconies and entry courtyards.

The Villas come in 3 and 4 bedroom plans with an attached 2 car garage. With spacious open Living Kitchen concept, fireplaces and an enclosed patio, privacy is the feeling.

The Site is arranged along a central drive and sidewalks towards a central swimming pool and ramada area. The buildings have a generous setback from the property edges along with large open spaces and an adjacent wash.



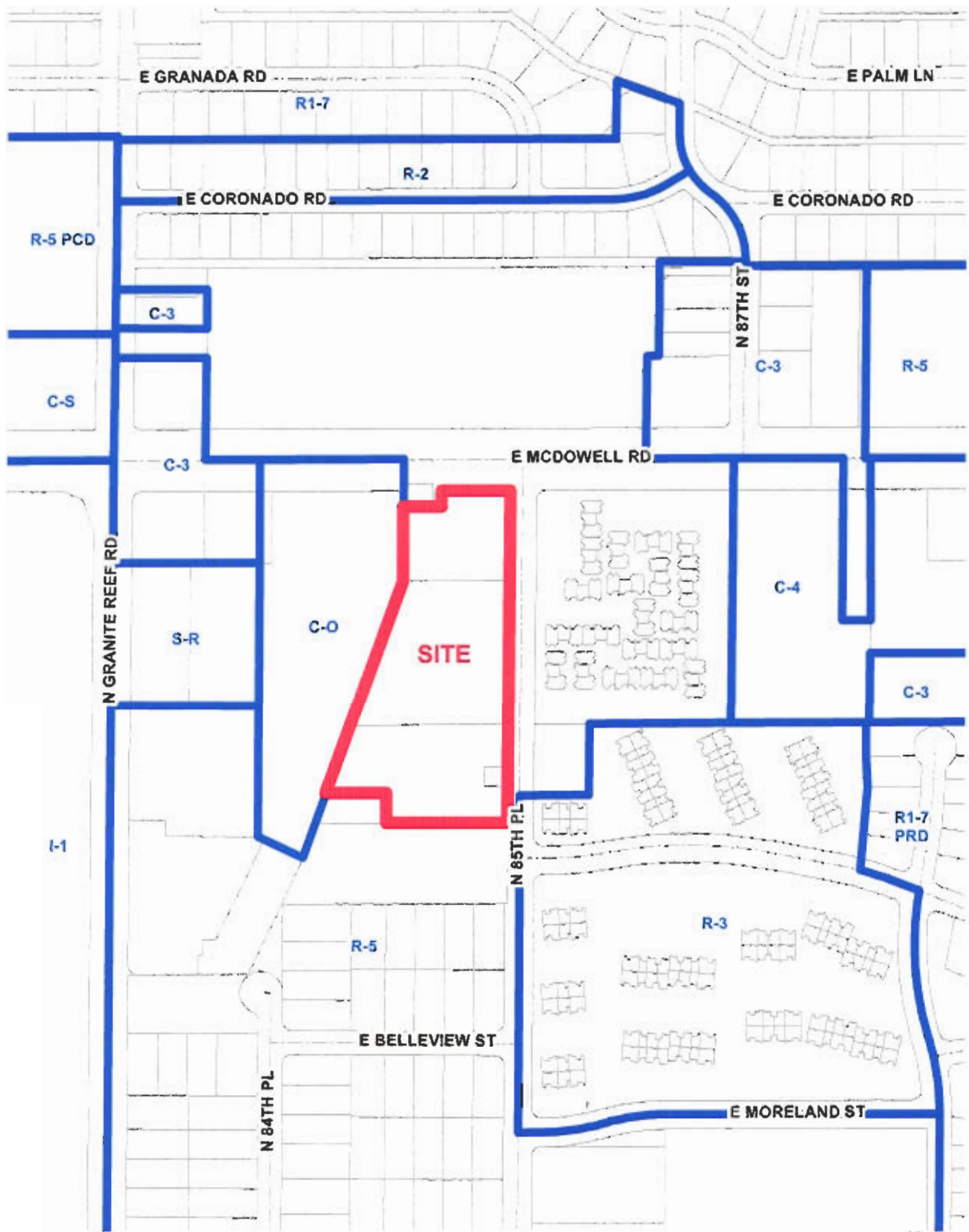
Villa Contento

90-DR-2003 & 19-PP-2003

ATTACHMENT #2

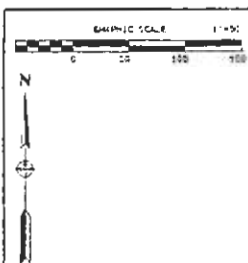


Villa Contento



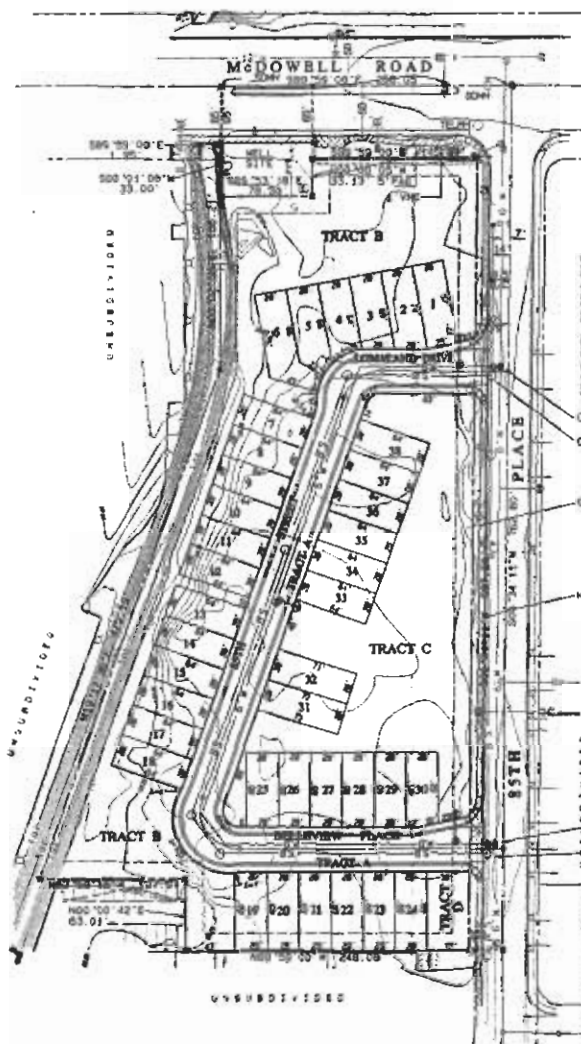
90-DR-2003 & 19-PP-2003





A PORTION OF SECTION 1, T. 1 N., R. 4 E. OF THE
G. & S. R. M., MARICOPA COUNTY, ARIZONA

SCOTTSDALE 872004
BOOK 202 OF MAPS PAGE 11



- LEGEND**
- ⊕ FIRE HYDRANT
 - WATER VALVE
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - 6" W— PROPOSED WATER
 - 8" S— PROPOSED SEWER
 - 6" W— EXISTING WATER
 - 8" S— EXISTING SEWER
 - VEHICULAR NON-ACCESS EASEMENT
 - PUBLIC ACCESS EASEMENT



VICINITY MAP
SECTION 2, T2N, R4E

SITE DATA

Existing Zoning:	R-8
Grass Area:	5.10 AC.
Net Acreage:	4.70 AC.
Yield:	38 Lots
Density:	7.45 Unit/Acre
Min. Lot Size:	1,750 SF
Avg. Lot Size:	1,800 SF
Water:	City of Scottsdale
Sanitary Sewer:	City of Scottsdale
Fire:	Mesa Fire
Electric:	West River Project
Telephone:	West
Cable:	TCC Cable TV
Gas:	Southwest Gas

NOTES:

1. All streets are private.
2. All streets and tracts will be maintained by a Home Owners Association of Villa Contenda with applicable recorded restrictions, and development agreement and stipulations.

DEVELOPER

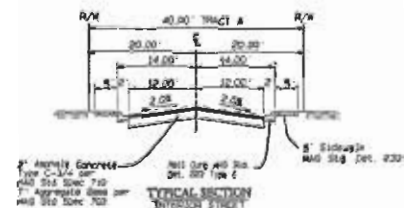
SANDYAC DEVELOPMENT CORP.
2629 N. YORKSHIRE
PHOENIX, ARIZONA 85027
PHONE: (602) 432-0680
FAX: (602) 351-1006

CIVIL ENGINEER

PAUL ROBERTS
ART CONSULTANTS, INC.
1710 E. JULIAN SCHOOL ROAD #100
PHOENIX, ARIZONA 85018
PHONE (602) 264-1427

BENCHMARK:

Brass Cap of MONUMENT at the intersection
of McCawell Road and Gravelly
Reef Road.
Elevation = 1289.837 City of Scottsdale
JWD JBR CASH



COPIES



A.E.C. CONSULTANTS

1710 East Indian School Rd. Suite 100

Surveying
Arizona 2016

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1" = 50'

PRELIMINARY PLAT
FOR
VILLA CONTENTO

123

105 RD. : 0200-00
DATE: MON, APR 21, 2004

DATE: 5, 70-2
JUNE 4, 2004

ATTACHMENT #7

STANDARD LANDSCAPE NOTES

The landscape plan includes a variety of trees, shrubs, accents and groundcover species that will enhance and screen views, mitigate moisture, and shade the residential units on the property as they mature.

The conditions and actual conditions prevail for final boundary of disturbed area. All disturbed areas to be revegetated within indicated on plan or not.

All drainage patterns established by the Civil Engineer will be maintained throughout the landscaping process.

Retention basins shall be constructed as an integral part of the landscaping. Maximum side slopes of basins shall be 4:1 ratio, side slopes of 6:1 preferred. Undulation of retention basin and slopes is minimal to as not to compromise required holding capacity determined by Engineer.

All landscape areas adjacent to parking and access areas shall be protected by a six inch vertical concrete curbing to control storm water flows and minimize damage by vehicular traffic.

Finish grade to include surrounding and depressions. Height or depth of contouring not to exceed 2' from existing grade of the parking lot or adjacent street. Contouring of the ground for screening and visual interest. Placement of mound to create seamless transition between proposed and established grades.

All finished grades will be adjusted to one (1) inch below the top of sidewalks and driveways.

All introduced trees, shrubs, and groundcovers to be planted within one underground, automatic drip irrigation system. Any proposed turf areas shall be irrigated with pop-up spray heads. All equipment to be located in inconspicuous location and screened by wall or landscape. Wall mounted equipment should be painted to match wall.

Drip emitters to be installed on uphill side of plant materials if planted on mound. All drip emitters will be trimmed and adjusted to the level of finish grade.

All trees requiring support shall be staked properly, utilizing double stake assemblies or air assemblies for at least one full year.

Landscape mound containing not to exceed maximum slope of 4:1. No burning in slope triangles or VSA (vehicular sight triangle) areas.

Planting in VSA (vehicular sight triangle) areas shall be less than 2' in height. Trees planted must be maintained at a minimum of 6' in height.

All trees adjacent to pedestrian walkways will have canopy material at a minimum height of 6' 0".

All plant material and specifications to conform to the Arizona Nurserymen Association standards.

All plant material proposed on preliminary plant schedule are on Long Water Use/Drought Tolerant Plant List from AZ Dept. of Water Resources.

All on-site sidewalks shall be a minimum of 4' 0" wide and have a maximum cross slope of 1:50. All curbs must provide accessibility ramps pursuant to the Americans with Disabilities Act (ADA) standards.

Retaining walls and entry signage are not approved as part of the landscape plan but are shown for reference only. See Engineer's and Architect's plans.

The maintenance of landscaping in the public right-of-way shall be the responsibility of the adjacent property owner, whether an individual, corporation, or homeowner's association.

Water line tap location for landscaping as shown by Civil Engineer's set. Location to be verified in field.

MATERIAL NOTES

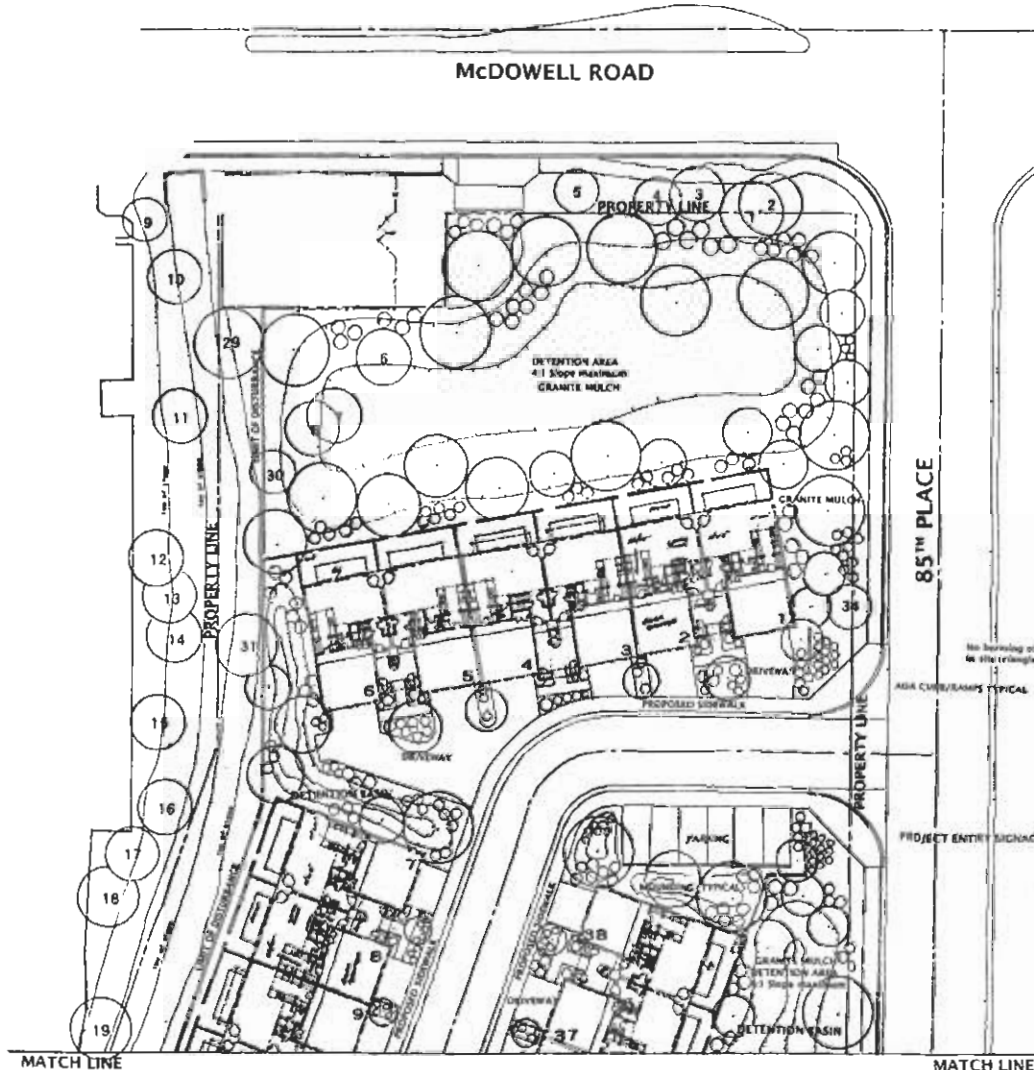
Total net project landscaped area in disturbance envelope: 75,180 s.f.

- 8" "Blackburn Gold" or equal dwarfed quince shrubs to be installed at a minimum depth of 2' for complete coverage on landscaped areas. Approximately 28,870 s.f. coverage surrounding buildings. Approximately 2,800 s.f. coverage landscaped buffers along ROW. Approximately 45,510 s.f. coverage of retention basins.

- Drainage weirs or catch pits under roof eaves to be covered with 24" x 24" x 1/2" steel grate or equal. Height and depth of channels to be varied for more natural effect. Individual 4' x 4' basins slopes to include 1:10 as needed. No preliminary quantity estimate included.

- Surface Select Granite Boulders (16" to 1' in size). Boulders to be buried at least 1/3 below finish landscape grade for natural appearance. No boulders above 2' height will be placed in site triangles or vehicular sight distance lines. Approximately 250 tons of boulders.

- Entry lighting to be bid per separate design by selected engineer.



PRELIMINARY LANDSCAPE PLAN
NORTH SCALE 1"=20'



VILLA CONTENTO
85TH PLACE & MCDOWELL ROAD
SCOTTSDALE, ARIZONA

FOUR BEARS
LANDSCAPE
ARCHITECTURE

DATE 11/14/03

SCALE 1"=20'

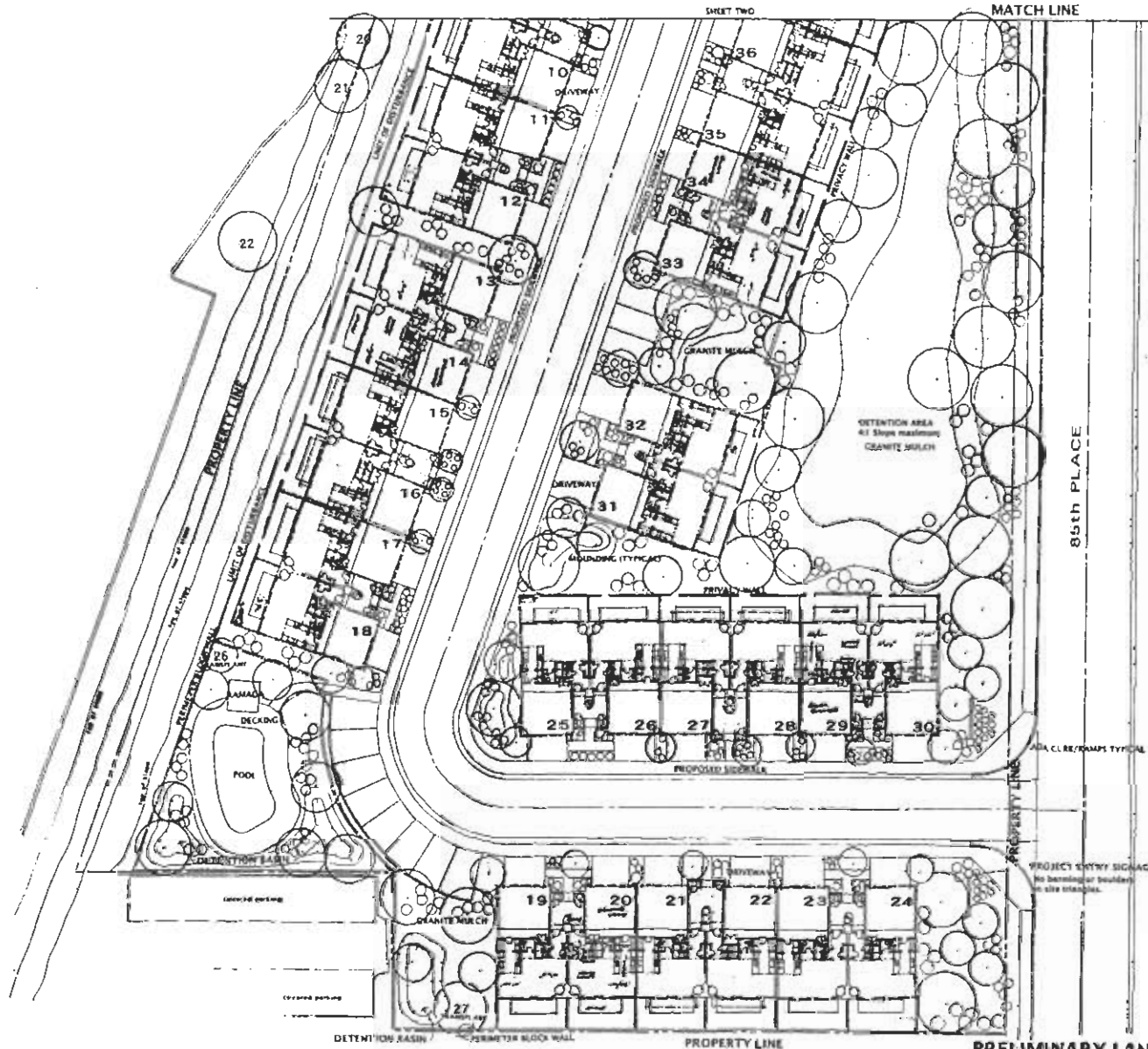
COLOR 1"=20'

SHRUB L 2/3

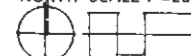
PRELIMINARY

LANDSCAPE

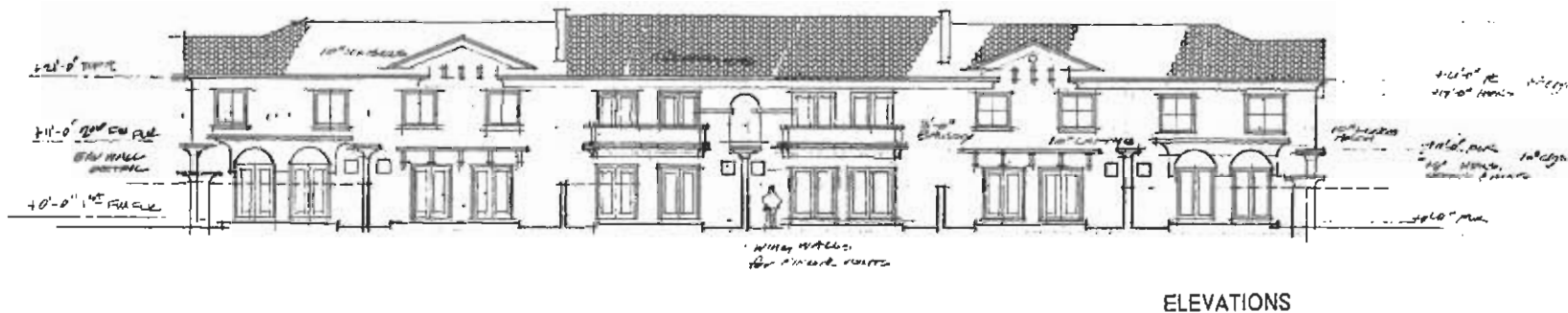
PLAN



PRELIMINARY LANDSCAPE PLAN
NORTH SCALE 1"=20'

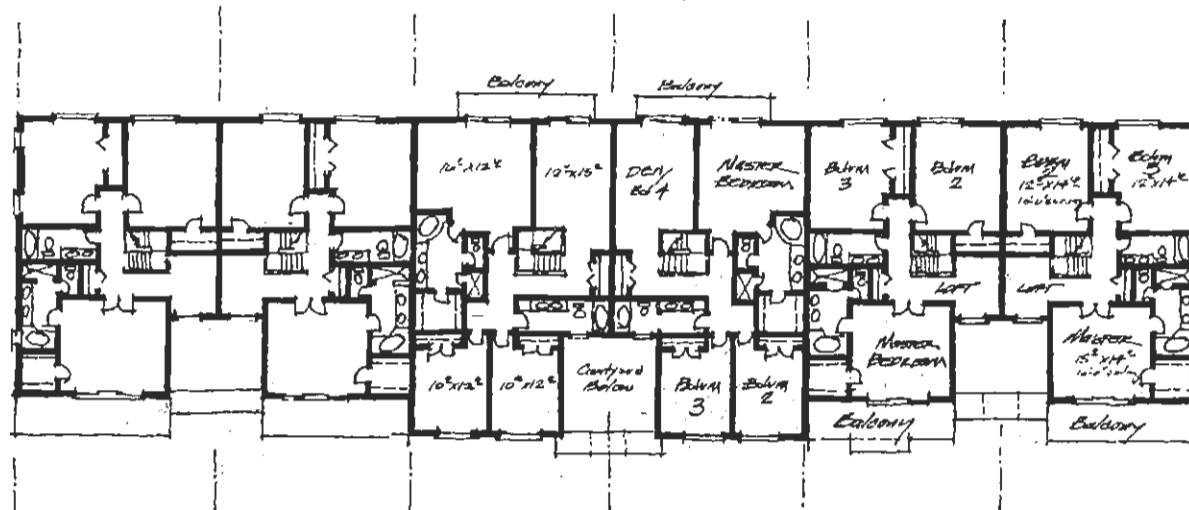


PROPOSED PLANT PALETTE	COMMON NAME	VILLA CONTENTO
SYMBOL	SYMBOL	SYMBOL
Acacia salicina	Willowleaf Acacia	24" box as shown
Acacia stenophylla	Shrubby Acacia	24" box as shown
Cercocarpus pauciflorus	Palo Verde	24" box as shown
Quercus laevis	Live Oak	24" box as shown
Leucaena microphylla	Desert Fern	15 gal. as shown
Prosopis juliflora	Algaroba Tree	36" box as shown
Prosopis juliflora	Chimney Plantain	24" box as shown
Prosopis juliflora	Texas Honey	15 gal. as shown
Prosopis juliflora	Chileno Mesquite	24" box as shown
Prosopis juliflora	Malibu Pepper Tree	36" box as shown
LARGE SHRUBS/ACCENTS		
Agave attenuata	Century Agave	5 gal. 5' x 5'
Agave attenuata	Smooth-edge Agave	5 gal. 5' x 5'
Agave attenuata	Fern Glade Scaevola	5 gal. 5' x 5'
Agave attenuata	Yellow Bird of Paradise	5 gal. 5' x 5'
Agave attenuata	Red Bird of Paradise	5 gal. 5' x 5'
Agave attenuata	Sage Red Fairy Duster	5 gal. 5' x 5'
Agave attenuata	Footway Cactus	5 gal. 5' x 5'
Agave attenuata	Desert Spoon	5 gal. 5' x 5'
Agave attenuata	Hot Bush	5 gal. 5' x 5'
Agave attenuata	Ocotillo	10' x 10' as shown
Agave attenuata	Common Texas Sage	5 gal. 5' x 5'
Agave attenuata	Chihuahuan Sage	5 gal. 5' x 5'
Agave attenuata	Chaparral Sage	5 gal. 5' x 5'
Agave attenuata	Jade Plant	5 gal. 5' x 5'
MEDIUM SHRUBS/ACCENTS		
Agave attenuata	Two-flowered Agave	5 gal. 5' x 5'
Agave attenuata	Desert Madweed	5 gal. 5' x 5'
Agave attenuata	Sage Palm	5 gal. 5' x 5'
Agave attenuata	Red Yucca	5 gal. 5' x 5'
Agave attenuata	Deer Grass	5 gal. 5' x 5'
Agave attenuata	Slipper Plant	5 gal. 5' x 5'
Agave attenuata	Pygmy Date Palm	15 gal. as shown
SMALL SHRUBS/ACCENTS		
Agave attenuata	Ocotillo	5 gal. 5' x 5'
Agave attenuata	Blue Fire Aloe	5 gal. 5' x 5'
Agave attenuata	Copper Plant	5 gal. 5' x 5'
Agave attenuata	Adiantum Honeycomb	5 gal. 5' x 5'
Agave attenuata	Elephant Foot	5 gal. 5' x 5'
Agave attenuata	Sage Ruffia	5 gal. 5' x 5'
Agave attenuata	Autumn Sage	5 gal. 5' x 5'
Agave attenuata	Mexican Elm Sage	5 gal. 5' x 5'
GROUNDCOVERS/LOWERS		
Agave attenuata	Trailing Agave	1 gal. 6' x 6'
Agave attenuata	Desert Camp	1 gal. 6' x 6'
Agave attenuata	Desert Marigold	1 gal. 6' x 6'
Agave attenuata	Trailing Indigo Bush	1 gal. 6' x 6'
Agave attenuata	Trailing Lantana	1 gal. 6' x 6'
Agave attenuata	Agave attenuata	1 gal. 6' x 6'
Agave attenuata	Pandanus	1 gal. 6' x 6'
Agave attenuata	Sage Dwarf Ruffia	1 gal. 6' x 6'
Agave attenuata	Sandpaper Verbena	1 gal. 6' x 6'
Agave attenuata	Agave attenuata	1 gal. 6' x 6'
Agave attenuata	Agave attenuata	1 gal. 6' x 6'
Agave attenuata	Agave attenuata	1 gal. 6' x 6'
FACTS		
Agave attenuata	Midwestern Cactus	15 gal. as shown
Agave attenuata	Golden Barrel Cactus	15 gal. as shown
Agave attenuata	Desert Pinyon	5 gal. as shown
Agave attenuata	Indian Fig	5 gal. as shown
Agave attenuata	Agave attenuata	5 gal. as shown
Agave attenuata	Agave attenuata	5 gal. as shown
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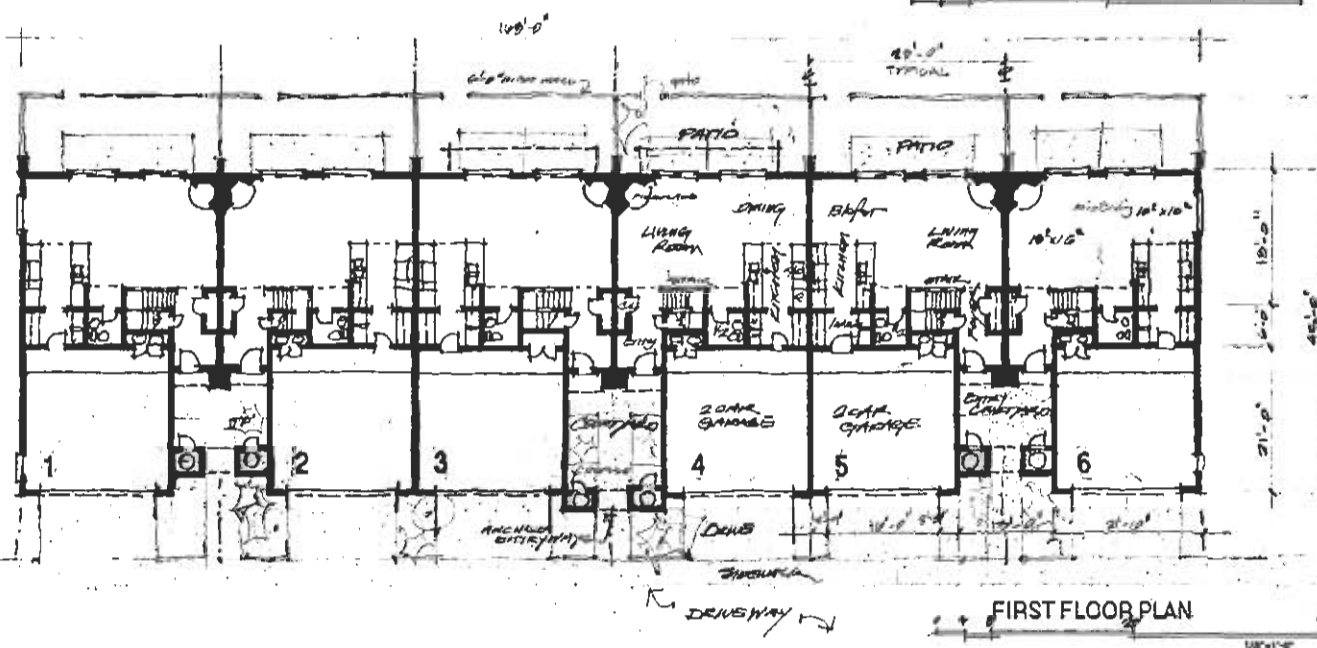


MARCH 28, 2004
JUNE 4, 2004

1. **THE UNITED STATES GOVERNMENT** HAS LONG BEEN A MAJOR SUPPORTER OF THE INTERNATIONAL COMMUNITY'S EFFORTS TO ERADICATE CHILD LABOUR. THE UNITED STATES GOVERNMENT HAS BEEN A MAJOR CONTRIBUTOR TO THE INTERNATIONAL LABOUR ORGANIZATION'S (ILO) CONVENTION ON THE ABOLITION OF SLAVERY AND THE ILO CONVENTION ON THE ABOLITION OF SLAVERY AND THE ILO CONVENTION ON THE ABOLITION OF SLAVERY.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

VILLA CONTENTO

85TH PLACE AND McDOWELL ROAD - SCOTTSDALE, ARIZONA
ABS EQUITIES, LLC - PHOENIX, ARIZONA

724

JUNE 4, 2004

ATTACHMENT #9

RESIDENTIAL SUBDIVISION – VILLA CONTENTO
STIPULATIONS – CASE 19-PP-2003

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS

SITE DESIGN:

1. Final plat shall identify the use and maintenance of any land not used for residential lots.
2. The overhead powerlines along 85th Place shall be removed and relocated underground.

EXTERIOR ON-SITE LIGHTING:

1. All exterior lighting provided shall be in accordance with Development Review Board case 90-DR-2003.

SIGNS:

1. Provide the following note on final plans: Signs require separate approvals and permits.

WALL DESIGN:

1. Wall design shall be provided in accordance with Development Review Board case 90-DR-2003.
2. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. This shall be noted on the final plat.
3. The perimeter wall and landscaping adjacent to the west property line shall be constructed with the plat improvements and shall be completed prior to issuance of permits for any individual unit.
4. Dooley wall fencing shall not be allowed.

LANDSCAPING:

1. Landscaping shall be provided in accordance with Development Review Board case 90-DR-2003.
2. Landscaping shall be installed in accordance with the approved plans prior to the final inspection approval.
3. Sight distance triangles and sight distance lines shall be shown on final plans for all intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall

ATTACHMENT A

have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.

4. Provide 8% slope away from walk or curb for 5' 0" along all streets.
5. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Plan Review and Permit Services staff.
6. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION AND ACCESS DESIGN:

1. The developer shall dedicate a five (5) feet along 85th Place frontage to match the right-of-way half-width to the south.
2. The developer shall provide a five (5) foot public access easement (PAE) along the McDowell Road frontage.
3. The developer shall dedicate a 1-foot VNE along 85th Place frontage except at the driveway locations.
4. The site driveways shall be aligned with the existing apartment driveways across 85th Place or they shall be offset from the same at a minimum of 125 feet measured from centerline to centerline.
5. The driveways curb return radii shall at a minimum be equal to 25 feet.

INTERNAL CIRCULATION:

1. The developer shall provide a minimum internal drive width of 24 feet (face of curb to face of curb).
2. The developer shall construct any required street bubbles in accordance with the Scottsdale Design Standards and Policies Manual. In absence of bubbles, the developer shall provide internal circulation, which accommodates emergency and service vehicles with minimum outside and inside radii of 45 feet and 25 feet respectively.
3. The developer shall dedicate an 8' PUE along both sides of the internal drive/street.

OTHER:

1. The developer shall construct 5' sidewalk along both sides of the internal drive/street.
2. The developer shall construct a sidewalk along this site's frontage on 85th Place. The sidewalk's width shall be equal or greater than the existing sidewalks in the immediate vicinity of this site.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.
2. When a detailed striping and signage plan is required to be submitted with final plans, it shall include the following:
 - a) All existing improvements and striping within 300 feet of limits of construction.
 - b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

DRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate

conformance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage. In addition, the final drainage report and plan shall:

- (2) Provide final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
 - a. Provide calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
 - b. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - c. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Provide bleed-off calculations that demonstrate the discharge rate and time to drain.
 - d. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - e. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - f. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II.
3. STORM WATER STORAGE REQUIREMENT. Prior to final plan approval, the developer shall submit a final drainage report and plan, including calculations for the storm water storage volume required, V_r , and volume provided, V_p , using the 100-year, 2-hour storm event..
- a. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - b. Storage basin design shall incorporate significant landscaping requirements.
 - c. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - d. Storage basin design shall incorporate significant landscaping requirements.

4. BASIN LOCATION. Basins shall be located within easements, or common tracks with easements, dedicated for the purposes of storm water storage.
5. BASIN CONFIGURATION. Storm water storage basins smaller than 20,000 square feet shall have a maximum water depth of three (3') feet, and a 10:1 width to depth ratio with 4:1 maximum side slopes.
6. BASIN CONFIGURATION. Storm water storage basins larger than 20,000 square feet having water depth greater than three (3') feet shall have 4:1 maximum side slopes for depth of three (3') feet or less, and 6:1 maximum side slopes for depths greater than three (3') feet.
7. BASIN OUT-FALL. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.
8. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
9. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
10. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage Plan shall include, but not be limited to the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - e. Show street cross slope direction (use arrows).
 - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.

- g. Show all drainage facilities; culverts, storm drains, storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - h. Show $Q_{(100)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
 - i. Show the limits of inundation for all washes having a flow rate of 25.00 cfs or more using the peak runoff from the 100 year 6 hour storm event.
 - j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
 - k. Show all multi-use paths and multi-use trails.
 - l. Show all walls, such as perimeter, screening and retaining walls.
11. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
12. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]
- The developer shall:
- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City of Scottsdale Development Quality and Compliance Division with the improvement plan submittal.
13. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI.
14. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

15. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

OTHER

This project must be removed from FEMA "AE" Zone prior to development.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.
 - b. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.

- c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

TRACTS AND EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.
 - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
 - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.
2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:
 - a. Specify the right of the city to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
 - b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONS

WATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

2. COMPLIANCE. All water and sewer lines shall be constructed in accordance with the city's Water and Wastewater Master Plans.
- A. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
- B. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. The existing sewer line in 85th Place is shallow and its elevation must be field verified by the engineer and made a part of the sanitary sewer Basis Of Design Report.
- C. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Report.
3. FIRE CODE. The water system shall be designed to provide two (2) sources of water to the developed site.
4. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.

- a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-5685 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
 - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
5. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
 - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.
 - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
6. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
7. Fire Hydrant Flow Test is required to determine that adequate flow and pressure are available from the 85th Place line.
8. MANHOLE LOCATION. Manholes shall not be located on lots.
9. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.

- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
- e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Builts, as issued by MCESD.
 - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
 - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

TRACTS AND EASEMENTS`:

- 1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
- 2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
- 3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMITCASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
8. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate

ATTACHMENT B

instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale's Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. The layout and cost estimate must be submitted at the time of final plan submittal. The developer shall pay for street light installation costs prior to issuance of building permits or final plat recording.
2. The developer shall execute an agreement to participate in an Improvement District for maintenance and operation of streetlights. The Street Light Improvement District will be formed at the time of final plat approval by City Council.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
85 th Place	Existing	5-foot dedication (30' half-width)	Existing	Existing	Sidewalk is required. See note "A"
McDowell Rd	Existing	5-foot public access easement (PAE)	Existing	Existing	Existing
Internal Street	Local Residential	40' Tract	28' B/C to B/C	Roll	5' along both sides of street

NOTE "A" – The developer shall construct a sidewalk along this site's frontage on 85th Place. The sidewalk's width shall be equal or greater than the existing sidewalks in the immediate vicinity of this site.

2. Other dedications:
8' PUE along both sides of internal drive/street.

OTHER TRAFFIC ENGINEERING REQUIREMENT:-

If the internal drive/street is private, a statement shall be added to the final civil plans and the final plat of the subdivision for clarification of use and maintenance responsibility.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
2. SEPTIC SYSTEM. Permission to construct a septic system shall be obtained in writing from the Water Resources Department. Private sewage disposal systems shall comply with all laws and regulations of the State of Arizona, Maricopa County and the City of Scottsdale.
3. CONNECTION TO CITY SEWER. Disconnection of septic and connection to the City sewer system is required within one year of when the City sanitary sewer system becomes available.

PLANNING ORDINANCE REQUIREMENTS

LOT DESIGN:

1. All lots shall abut a public, or private street furnishing satisfactory access thereto.

2. Minimum lot size shall be in accordance with the Zoning Interpretation of section 5.1004.A.1 of the zoning ordinance dated 2/6/2004.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
2. Trees shall be provided at a rate of one tree per lot (minimum 15 gallon size) to be placed in front yard of each unit (per Section 48-118 of the City Code). Note on final landscape plans that this requirement will be met.
3. If model homes are provided they shall comply with the City Code. The landscape plans for any model home(s) shall be submitted for final plans review and approval.
4. Turf in all residential common areas shall comply with the City Code.

OTHER:

1. Comply with conditions of case No.: 90-DR-2003

VILLA CONTENTO
1550 N. 85TH. PLACE

SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 7. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 8. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 9. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 10. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 11. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 12. NUMBER OF FIRE HYDRANTS REQUIRED, -03-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 14. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 15. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 16. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 17. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 18. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.</p> |
|--|--|

19. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (2002 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☒ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC. PROVIDE EXTERIOR 2-1/2" WET N.S.T. HOSE VALVES.**
- ☐ **C. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA;**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM.--**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Villa Contento 90-DR-2003

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by TBA Architecture with a plan date of 5/12/04 provided on the plans by City staff.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by A.E.C. Consultants with a plan date of 12/8/2003 provided on the plans by City staff.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Four Peaks Landscape Architecture LLC with a plan date of 3/31/2003 provided on the plans by City staff.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the building(s).

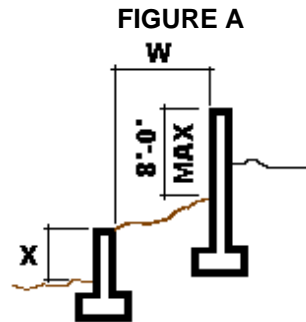
SITE DESIGN:

DRB Stipulations

9. The overhead powerlines along 85th Place shall be removed and relocated underground.
10. The retaining walls adjacent to the wash shall comply with section F-F shown on the landscape plans. Section G-G shown on the landscape plan shall not be permitted.
11. The minimum distance between each step of retaining wall adjacent to west property line shall be 4'-0.

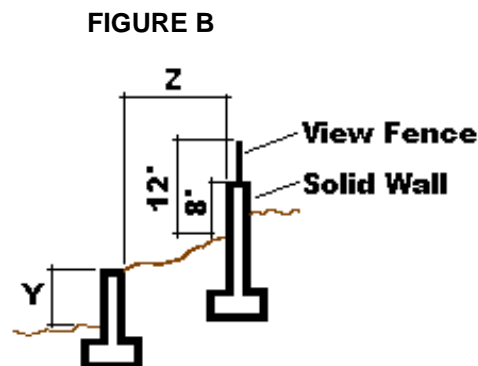
ATTACHMENT D

12. The retaining wall and fence wall combination (a fence wall on top of a retaining wall) adjacent to streets, washes, open space, and parks shall not have a visual height greater the 8-feet. Walls combination that have a visual height greater than 8-feet, shall be stepped or broken up through the use of multiple retaining wall as shown Figure A.



The height of any individual retaining wall, within the stepped wall combination, shall not exceed a maximum of 6-feet, “x” dimension shown on Figure A. The separation between step walls, “w” dimension shown on Figure A, shall be a minimum of 4-feet when the lower retaining wall “x” has a visual height up to 4-feet. The minimum separation, “w” dimension shown on Figure A, shall be equal to the height of the “x” dimension when the visual height of “x” is greater than 4-feet.

13. The retaining wall and fence wall combination (a fence wall on top of a retaining wall) adjacent to streets, washes, open space, and parks shall not have a total height greater the 12-feet, as shown Figure B. The solid wall portion of this type of combination wall shall not exceed a visual height greater than 8-feet, as shown Figure B. Walls combination that have a visual height greater than 8-feet solid wall or a total height greater that 12-feet shall be stepped or broken with additional steps.



The height of any individual retaining wall within the stepped wall combination shall not exceed a maximum of 6-feet “y” dimension shown on Figure B. The minimum separation, z dimension shown Figure B, between walls shall be a minimum of 4-feet when the lower retaining has a height up to 4-feet. The minimum separation, “z” dimension shown Figure B, shall be equal to the height of the “y” dimension when the visual height of “y” is greater than 4-feet.

Ordinance

- A. The developer shall underground the power lines along 85th place in accordance with the City of Scottsdale’s city code.

OPEN SPACE:

Ordinance

- B. With the final plans submittal, the developer shall submit an open space plan demonstrating compliance with the open space and parking lot landscaping requirements of Zoning Ordinance.

PRIVATE OPEN SPACE:**Ordinance**

- C. With the final plans submittal, the developer shall submit a floor plan worksheet demonstrating compliance with the private open space requirements Zoning Ordinance.

LANDSCAPE DESIGN:**DRB Stipulations**

14. Landscaping materials and density along McDowell Road shall comply with the McDowell Road Streetscape Guidelines to the satisfaction of the Final Plans staff.
15. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
16. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

17. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy, landscape lighting, and building mounted entry accent lighting.
18. The individual luminarie lamp shall not exceed 250 watts.
19. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 20 feet.
20. All exterior light poles, pole fixtures, and yokes, bollards shall be a flat black or dark bronze.
21. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries light sources shall be recessed or shielded so the is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

22. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- D. The developer shall provide a minimum of 8 bike parking space adjacent to the pool.
- E. The developer shall provide a minimum of 3 accessible stalls, one of which shall be van accessible, disturbed through the project.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

23. No exterior vending or display shall be allowed.
24. Flagpoles, if provided, shall be one piece, conical, and tapered.
25. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- F. At the time of review, the applicable DRB case(s) for the subject site was: 19-PP-2003.